

PUBLIC SALES

TRUSTEES' SALE

By virtue of a Decree of the Circuit Court for Frederick County, sitting in Equity, wherein W. Herman Nicodemus and Mary T. Nicodemus, his wife, are Complainants and Isabella Louise Nicodemus, et al. are defendants, being No. 10472 Equity in said Court, the undersigned, Trustees, will sell at Public Sale, at the Court house door in Frederick City, Frederick County, Maryland, on the

SATURDAY, MAY 20TH, 1922,

at the hour of 11 o'clock a. m., all the following described tracts or parcels of real estate of which America E. B. Nicodemus, late of Frederick County, deceased, died, seized and possessed, intestate.

FIRST: All that

LOT OR PARCEL OF GROUND

situated on the North side of West Third street in Frederick City, Maryland, said lot is improved with a TWO-STORY BRICK DWELLING HOUSE

with a frontage of Thirty and One-half (30 1/2) feet, more or less, and a depth of One Hundred and Ninety-nine (199) feet, more or less. Said house is in good state of repair and is situated in one of Frederick's finest residential sections. A description of said real estate will be found by reference to a certified copy of title deed filed in said Equity cause and known as "Exhibit No. 1." It being the same real estate conveyed to America E. B. Nicodemus by George A. Dean and wife, dated April 1st, 1909, and recorded in Liber S. T. H. No. 287, folio 141, one of the Land Records for Frederick County.

SECOND: All that

LOT OR PARCEL OF GROUND

devised to America E. B. Nicodemus by the Last Will and Testament of her husband, William H. Nicodemus, late of Frederick County, Maryland, as recorded in Liber S. D. T. No. 1, folio 433, one of the Record Books for the Recording of Wills in the Office of the Register of Wills for Frederick County. Said lot being situated on the North side of East Sixth street, being the Second lot East of Chapel Alley and fronting on said Sixth street Thirty (30) feet, more or less, with a depth of One Hundred and Eighty (180) feet, more or less, to a Twelve (12) foot alley, with a right to use said Alley in common with the owners bordering on the same. This lot is improved with a

TWO-STORY FRAME DWELLING HOUSE

and is in a good state of repair. A description of said real estate will be found in a deed from Mollie C. Carty and husband to William H. Nicodemus dated February 19th, 1890, and recorded in Liber W. I. P. No. 11, folio 15, one of the Land Records for Frederick County.

THIRD: All that

LOT OR PARCEL OF GROUND

devised to America E. B. Nicodemus by the last Will and Testament of her husband, William H. Nicodemus, late of Frederick County, Maryland, as recorded in Liber S. D. T. No. 1, folio 433, one of the Record Books for the Recording of Wills in the Office of the Register of Wills for Frederick County. Said lot being situated on the East side of North Bentz street between Third and Fourth streets, and improved with a

TWO-STORY BRICK DWELLING HOUSE

It being the same real estate that was conveyed to William H. Nicodemus by George W. Heinlein and wife, by deed dated December 8th, 1900, and recorded in Liber D. H. H. No. 7, folio 422, one of the Land Records for Frederick County. This property is in a good state of repair.

The purchaser will be entitled to possession of said above mentioned properties subject to the rights of the present tenants.

Terms of Sale as prescribed by the Decree of the Court—One-half of the purchase money cash on day of sale or ratification thereof by the Court, the residue in Six (6) months from the day of sale, the purchaser or purchasers giving his, her or their notes, with approved security bearing interest from the day of sale, or all cash at the option of the purchaser. A deposit of Three Hundred and Fifty dollars on each parcel of land will be required of the purchaser on the day of sale.

The purchaser to bear expense of Revenue Stamps and all cost incident to the conveyance of said real estate.

WILLIAM M. STORM,

LEO WEINBERG,

Trustees

Major Harvey R. Lense, Auct.

44-28,25-3,10,16,19

"ACKNOWLEDGMENT" OF PURCHASE

We hereby acknowledge to have this day purchased from William M. Storm and Leo Weinberg, Trustees, the Second parcel of land and improvements thereon, described in the annexed advertisement, at and for the sum of FOURTEEN HUNDRED (\$1400.00) Dollars.

And we hereby obligate ourselves to comply with the terms of sale as set forth in the Decree passed in No. 10472 Equity, and mentioned in said advertisement.

Witness our hands and seals this 20th day of May, 1922.

John X. Pollarine (SEAL)

Mary X. Pollarine (SEAL)

Test: *at to marks*

M. Margaret Ward

Filed May 23, 1922